040.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	966,700 / 966,700
					USE VALUE:	966,700 / 966,700
					ASSESSED:	966,700 / 966,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4	-6	RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LASKO DENNIS & MARINA
Owner 2:	
Owner 3:	
Street 1:	6 RIVER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARVALHO BRIAN/ TRUSTEE -
Owner 2:	DHIMOS FAMILY TRUST -
Street 1:	6 RIVER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Brick Exterior and 2436 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	552,500	3,800	410,400	966,700
Total Card	0.092	552,500	3,800	410,400	966,700
Total Parcel	0.092	552,500	3,800	410,400	966,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.84 /Parcel: 396.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 27170

GIS Ref

GIS Ref

Insp Date 11/07/18

!3338!

PREVIOUS ASSESSMENT

Parcel ID 040.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	552,500	3800	4,000.	410,400	966,700		Year end	12/23/2021
2021	104	FV	447,300	3800	4,000.	410,400	861,500		Year End Roll	12/10/2020
2020	104	FV	447,200	3800	4,000.	410,400	861,400	861,400	Year End Roll	12/18/2019
2019	104	FV	349,800	3800	4,000.	436,000	789,600	789,600	Year End Roll	1/3/2019
2018	104	FV	349,800	3800	4,000.	318,100	671,700	671,700	Year End Roll	12/20/2017
2017	104	FV	328,600	3800	4,000.	277,000	609,400	609,400	Year End Roll	1/3/2017
2016	104	FV	328,600	3800	4,000.	236,000	568,400	568,400	Year End	1/4/2016
2015	104	FV	293,600	3800	4,000.	230,800	528,200	528,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:56:17

LAST REV

Date	Time
06/01/21	13:34:34

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3338

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARVALHO BRIAN/	75633-192	1	9/16/2020		1,100,000	No	No		
DHIMOS MARGARET	75216-10	1	7/27/2020	Convenience	1	No	No		
DHIMOS EVA	22699-195		12/6/1992		1	No	No		Eva Dhimos dod 10/13/1994

USER DEFINED

Prior Id # 1:	27170
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2002	198	Redo Kit	5,000	C				NEW KITCHEN CABINE
11/19/1996	602	Re-Roof	4,500	C				REROOF
4/19/1994	128	Manual	12,000					WINDOWS
1/27/1994	17	Siding	5,741					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
11/7/2018	MEAS&NOTICE	HS	Hanne S
1/8/2009	Meas/Inspect	345	PATRIOT
4/8/2000	Inspected	268	PATRIOT
3/1/2000	Measured	263	PATRIOT
8/17/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.28	1			Med. Tr	-5					410,400						410,400	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	410,400	Spl Credit		Total:	410,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	4 - Vinyl	15	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK/WHIT		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08103442
Const Adj.:	1.00632572
Adj $ / SQ:	195.817
Other Features:	112500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678710
Depreciation:	126240
Depreciated Total:	552470

COMMENTS

FPL NON-FUNC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

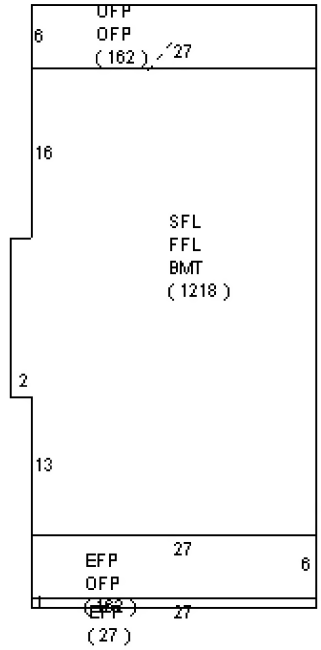
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	195.82
Special Features:	0	Val/Su Net:	127.63
Final Total:	552500	Val/Su SzAd	226.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,218	58.750	71,552
FFL	First Floor	1,218	195.820	238,505
SFL	Second Floor	1,218	195.820	238,505
OFP	Open Porch	486	20.020	9,730
EFP	Enclos Porch	189	41.890	7,918

Net Sketched Area:	4,329	Total:	566,210

Size Ad	2436	Gross Area	4329	FinArea	2436

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X21	A	AV	1919	24.92	T	40	104			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800

IMAGE

AssessPro Patriot Properties, Inc